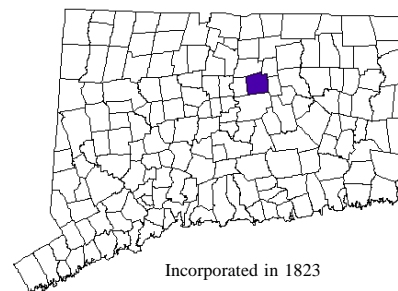


Manchester

Connecticut

Town Hall
P.O. Box 191
Manchester, CT 06045-0191
(860) 647-3123

Belongs to
Hartford County
Hartford Labor Market Area
Capitol Area Economic Dev. Region
Capitol Region Planning Area



Incorporated in 1823

Demographics

<i>Population (2001)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Race/Ethnicity (2001)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
1990	51,618	851,783	3,287,116	White	51,416	728,107	2,997,210
2000	54,740	857,183	3,405,565	Black	2,145	79,681	266,880
2001	54,990	856,898	3,414,784	Asian Pacific	935	13,434	52,248
2006	55,934	861,278	3,465,947	Native American	110	1,384	6,660
'01-'06 Growth (AAGR)	0.34%	0.10%	0.30%	Hispanic (any race)	3,574	99,382	318,289
Land Area (sq. miles)	27	735	5,009	<i>Poverty Rate (1990)</i>	3.9%	7.9%	6.6%
Pop./ Sq. Mile (2001)	2,017	1,165	682	<i>Educational Attainment (1990)</i>			
Per Capita Inc. (2001)	\$28,370	\$29,930	\$32,317	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2001)	22,251	328,503	1,285,210	High School Graduate	11,599	32.7%	648,366
Median Age (2001)	38	37	37	Some College	9,289	26.2%	495,696
				Bachelors or More	8,852	24.9%	597,693
							27.3%
<i>Age Distribution (2001)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	1,812 3%	4,584 8%	2,147 4%	10,082 18%	3,793 7%	3,641 7%	26,059
Female	1,679 3%	4,514 8%	2,200 4%	10,895 20%	4,196 8%	5,447 10%	28,931
County Total	52,997 6%	148,475 17%	69,665 8%	320,036 37%	136,713 16%	129,012 15%	856,898
State Total	213,561 6%	597,220 17%	279,666 8%	1,294,651 38%	544,994 16%	484,692 14%	3,414,784

Economics

<i>Business Profile (2001)</i>	<i>% of</i>	<i>% of</i>	<i>Top Five Grand List (2001)</i>	<i>Amount</i>	<i>% of</i>
<i>Sector</i>	<i>Firms</i>	<i>Total</i>	<i>Emp.</i>	<i>Total</i>	<i>Net</i>
Agriculture	48	1.9%	2,182	7.8%	The Mall at Buckland Hills \$86,439,500
Const. and Mining	304	12.2%	1,241	4.4%	J.C. Penney Properties Inc. \$57,169,260
Manufacturing	150	6.0%	3,801	13.5%	Northland Pavilions LLC \$48,783,330
Trans. and Utilities	64	2.6%	640	2.3%	Connecticut Light & Power \$27,230,970
Trade	742	29.8%	10,945	39.0%	May Company (Filenes) \$22,303,970
Finance, Ins. and Real Estate	201	8.1%	1,188	4.2%	Net Grand List ()
Services	966	38.7%	7,053	25.1%	<i>Top Five Major Employers (1997)</i>
Government	18	0.7%	1,022	3.6%	JCPenny Corporation Allied Printing
Total	2,493	100.0%	28,072	100.0%	Manchester Memorial Hospital Journal Publishing Company
					Gerber Scientific Products
				<i>Town</i>	<i>State</i>
				Retail Sales (1999)	\$1,915,572,804 \$76,264,820,474

Education

<i>1995-1996 School Year</i>	<i>Town</i>	<i>State</i>	<i>Connecticut Mastery Test: Percent Above Goal</i>						
Total Students	7,767	461,203	Grade 4			Grade 6		Grade 8	
Total Expenditures Per Pupil	\$7,659	\$8,300	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	
Average Teacher's Salary	\$50,651	\$48,598	Reading	62 55	66 60	62 64			
Students Attending Public School	88.9%	89.2%	Math	68 59	56 59	42 51			
Student/Teacher Ratio	15.9	14.5	Writing	46 46	44 46	55 51			
Grads Pursuing Post-Sec. Education	80.5%	75.8%							
High School Dropout Rate	9.6%	4.6%	<i>Average SAT Score</i>		<i>Town</i>	<i>State</i>			
<i>Average Class Size</i>			Verbal		498	503			
Kindergarten 18.2	Grade 2 21.3		Math		502	499			
Grade 5 22.8	Grade 7 23.2	High School 22.9							

Connecticut Town Profiles (Nov. 2001)

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URL: www.decd.org

Manchester

Connecticut

Government

Government Form	Council-Manager			Annual Debt Service (1999)	\$3,046,445
				As % of Expenditures	3.1%
Total Revenue (1999)	\$101,148,889	Total Expenditures (1999)	\$97,768,725	Equalized Grand List (2001)	\$3,516,190,208
Tax Revenue	\$65,553,247	Education	\$62,515,375	Per Capita	\$68,396
Non-tax Revenue	\$35,595,642	Other	\$35,253,350	As % of State Average	0.4%
Intergovernmental	\$31,767,143	Total Indebtness (1999)	\$23,878,037	Date of Last Revaluation (2001)	2000
Per Capita Tax (1999)	\$1,275	As % of Expenditures	24.4%	Moody's Bond Rating (1999)	Aa2
As % of State Average	82.3%	Per Capita	\$464	Actual Mill Rate (1999)	23.79
		As % of State Average	33.7%	Equalized Mill Rate (1999)	23.98
				% of Grand List Com/Ind (1999)	26.5%

Housing

Housing Stock (1999)	Town	County	State	Sales Price Distribution (2000)	Town	County	State
Existing Units (total)	23,204	356,060	1,392,233	Number of Sales			
% Single Unit	55.4%	60.0%	63.4%	Less than \$100,000	267	3,502	12,351
New Permits Auth. (1999)	147	2,213	10,794	\$100,001-\$200,000	532	6,882	24,349
As % Existing Units	0.63%	0.62%	0.78%	\$200,001-\$300,000	66	1,887	9,063
Demolitions (1998)	6	1592	2,968	\$300,001-\$400,000	13	583	4,013
Residential Sales (2000)	882	13,318	56,032	\$400,001 or More	4	464	6,256
Average Price	\$118,991	\$154,032	\$219,784	1996 Characteristics			
Median Price	\$102,000	\$117,500	\$135,500	Owner Occupied Dwellings	12,340	203,609	807,559
				Housing Stock Age - Pre-1950	41.3%	32.6%	33.9%
				Subsidized Housing Units	2,393	45,714	148,930

Labor Force

				Commuters (1990)			
(2000)	Town	County	State	Commuters into Town from		Town Residents Commuting to	
Labor Force	28,471	424,768	1,746,503	Manchester	9,395	Manchester	9,395
Employed	27,859	414,056	1,707,150	Vernon	2,068	Hartford	6,214
Unemployed	612	10,712	39,353	East Hartford	1,803	East Hartford	2,575
Unemployment Rate	2.1%	2.5%	2.3%	South Windsor	1,422	South Windsor	871
Total Employment	29,520	492,770	1,693,400	Coventry	843	Vernon	837
'92-'00 Growth (AAGR)	1.9%	0.1%	1.3%	Tolland	734	Glastonbury	826
				Hartford	731	West Hartford	659
Manufacturing	3,690	63,320	268,400	Ellington	625	Windsor	652
				Bolton	564	Bloomfield	482

Quality of Life

	Town	State	Library (1999)	Town	Residential Utilities
Banks (2000)	18	1,183	Total Volumes	161,817	Electric Provider
Lodging (1998)	8	756	Circulation Per Capita	10.9	Connecticut Light & Power
Day Care Facilities (1999)	27	1,722			(800) 286-2000
Infant Mortality Rate Per 1,000 births (1998)	7.5	7.0	Distance to Major Cities	Miles	Gas Provider
Crime Rate (1999) Per 1,000 Residents	49	33	Hartford	8	CNG Corp
% Open Land (1990)	47.3%	68.7%	Boston	86	(860) 727-3000
			New York City	107	Water Provider
			Providence	57	Municipal Provider
Hospitals (1999)	1	9			Contact local
Total Beds	249	2,642			Cable Provider
					Cox Communications CT, Inc.
					800-955-9515